



Battle Creek Historic District Commission

Staff Report

Meeting: July 9, 2012

To: Historic District Commission

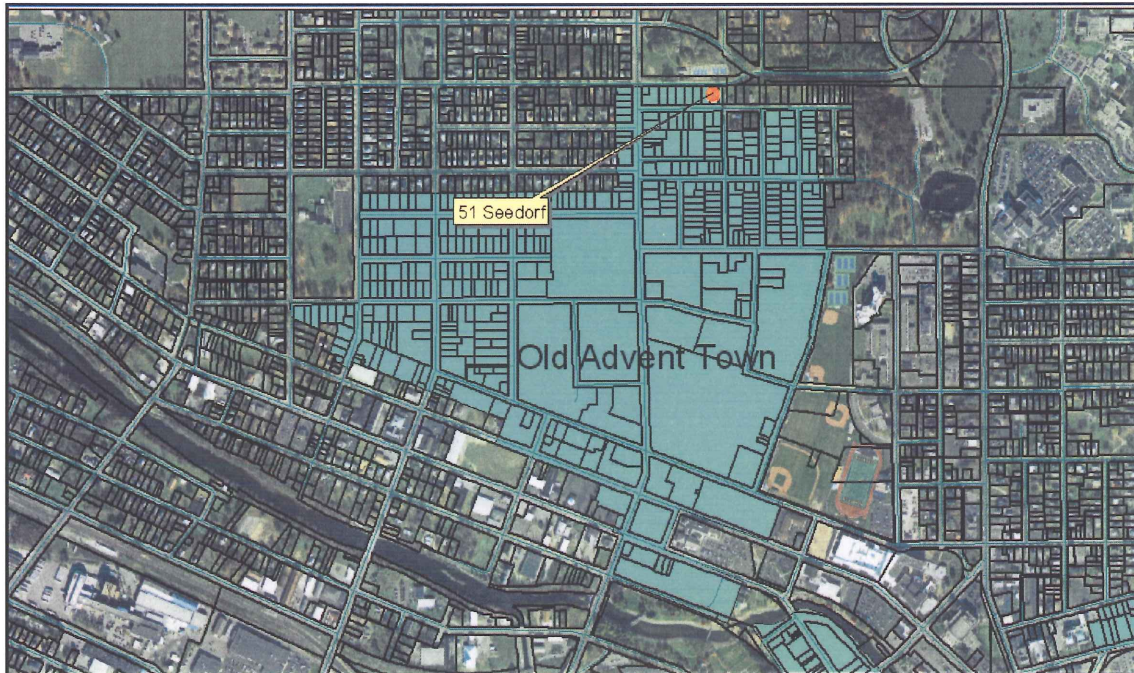
From: Glenn Perian, Senior Planner

Date: June 22, 2012

Subject: This report will outline the petition filed by Krista Trout-Edwards, on behalf of the Calhoun County Land Bank Authority, for the issuance of a Notice to Proceed from the Historic District Commission to demolish the structure located at 51 Seedorf Street.

Site:

The following map shows the property location within the Old Advent Town Local Historic District.



Public Notice Requirements:

Public notice has occurred as outlined under MCL Section 399.205 Section 5 (6)...*"the business that the commission may perform shall be conducted at a public meeting of the commission held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 of 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended."*

Summary of Request

51 Seedorf Street. The home at 51 Seedorf Street is a two-story building. Records indicate that the home was built in 1930 and that it has been vacant and abandoned since 2008. The property has been listed as a dangerous building since 2010. The Land Bank acquired the property in this year through a tax foreclosure process and the Land Bank staff has looked at the possibility to repair the structure. The State Equalized Value is approximately \$11,207.00 and the County has estimated the cost to rehab the home to be approximately \$119,000.00. Additional background information on the property has been supplied by the Land Bank as part of their application and has been included in the packet. Because the property is listed as a dangerous building and the cost of rehab, the Land Bank is asking for HDC for approval to demolish the structure under NSP2 guidelines.

Based on the condition of the properties, the Land Bank feels the structure meets the test for demolition, that it constitutes a hazard to the public, and that the cost to repair the structure represents a financial hardship. For these reasons, the Land Bank is requesting Notices to Proceed from the Historic District Commission to demolish the structure.

Applicable HDC Guidelines:

Properties are to be reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan's Local Historic Districts Act, as amended, and the criteria for the National Register of Historic Places as outlined in the Secretary of the Interior's Standards and Guidelines.

Generally, demolition of a structure will not comply with the standards outlined in the Secretary of Interior's Standards and Guidelines. However, in the event that these standards cannot be met, the State Act and local ordinance states that a notice to proceed **shall** be issued if any **one** of the following criteria, per Ch 1470.09(e) as follows, is met:

(e) Work within an Historic District shall be permitted through the issuance of a notice to proceed by the Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Historic District Commission to be necessary to substantially improve or correct any of the following conditions:

(1) The resource constitutes a hazard to the safety of the public or to the structures and occupants.

(2) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals and financing and environmental clearances.

(3) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the Historic District, have been attempted and exhausted by the owner.

(4) Retaining the resource is not in the interests of the majority of the community.

Analysis and Recommendation:

The Calhoun County Land Bank Authority has provided an Application for a Notice to proceed to demolish the structure at 51 Seedorf Street. Pictures of the building is included as part of the packet along with cost estimates from Mr. Kim Tuck to rehabilitate the property. It is the opinion of the Land Bank Authority it will be nearly impossible to find a private investor to rehab the property due to the high cost of needed repairs to the structure. The applicant is expected to be in attendance at the meeting to discuss the demolition plans and answer any questions you may have.

While planning staff would prefer to see buildings rehabilitated, as outlined in the ordinance, the HDC **shall** approve a Notice to Proceed if at least **one** of the criteria has been met for the properties. It is your job to determine if the Land Bank application has met the test outlined in the ordinance for the HDC to grant a Notice to Proceed for the property, as outlined in Chapter 1470 "Historic Preservation" and the Michigan Local Historic Districts.

Planning staff is recommending that a Notice to Proceed be issued to the Land Bank Authority for the demolition of the building at 51 Seedorf Street in that the request meets standards (1) and (3) outlined in Chapter 1470.09(e) "Review of Applications" because as documented in their application, retaining the structure will cause undue financial hardship to the property owner and the building has been vacant for years.



HISTORIC DISTRICT COMMISSION

City of Battle Creek, Planning and Community Development Department
Commerce Pointe Bldg., 77 East Michigan Avenue, Ste. 204
Battle Creek, Michigan 49017

Phone: (269) 966-3320

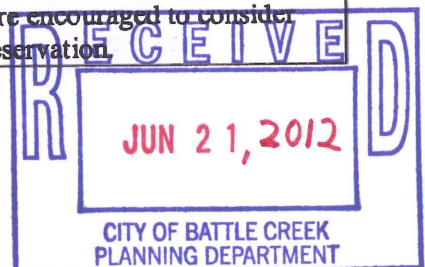
Fax: (269) 966-3529

APPLICATION FOR DETERMINATION OF APPROPRIATENESS

Date:	<u>6/20/12</u>	Applicant/Contact Name:	<u>Krista Trout-Edwards</u>
Phone #:	<u>269-781-0859</u>	Property Owner:	<u>Calhoun Co. Land Bank Auth.</u>
Property Address:	<u>51 Seedorf Street</u>		
Address for Correspondence (If different from property address):	<u>315 W. Green St., Marshall, MI 49068</u>		
Applicants Role:	Owner <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Other: <input type="checkbox"/>		
HUD Funded:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> In a Historic District: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
On or before date of completion of proposed work, the building will have a code compliant smoke detector or fire alarm system? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
DESCRIPTION OF PROJECT:			
<u>Demolition of structure at 51 Seedorf St</u>			

Instructions:

- The Commission will not consider an application with inadequate or unclear information. Review your application with City staff in advance to be sure it is complete.
- The property owner or person authorized to act on the owner's behalf must attend the Historic District Commission (HDC) meeting when this application is considered. If an authorized representative will be attending a letter of authorization must be included with this application.
- Provide drawings that explain what is proposed. Elevations are required for all projects. Include plans, site plan, details, specifications, and product information as needed.
- ONE set of drawings on 8 1/2 x 11 paper is strongly recommended. This set will be copied and distributed in the HDC packets. For larger drawings, colored prints, or anything that cannot be copied by staff, submit 10 copies of each item.
- Indicate all dimensions. Drawings should be to scale.
- Submit one copy of the following photos: All four elevations of the building (straight on shots of all four sides of the building), a historical photo of the property (check the Willard Library 1940 picture file), and a street photo showing adjacent structures to the property.
- Provide specific information on all materials: Manufacture's names, illustrations, specifications, and samples. Material information should be submitted with this application. All samples (paint color chips, shingles, etc.) should be brought to the meeting.
- Indicate not only the immediate area of the work, but also how it relates to the building as a whole. Enlarged photocopies of photographs with the proposed changes drawn in may be helpful.
- For new construction, indicate both in plan and elevation how the project will relate to the surrounding streetscape.
- Proposed demolition should include estimates for the complete repair of the property.
- For smaller projects staff can provide information on previous HDC decisions as a guide to what may be acceptable. For complex projects such as additions, applicants are encouraged to consider seeking the advice and expertise of an architect familiar with historic preservation.



Description of Project: Demolition Request for 51 Seedorf Street

Petitioner: Calhoun County Land Bank Authority
Krista Trout-Edwards, staff contact

Location: 51 Seedorf Street

Year Built: 1930

Duration of Vacancy: 3 years, 9 months

SEV: \$11,207.00

Repair Estimate: \$118,829.00 (with an 8% contingency: \$128,335.32)

Demolition Estimate: \$7,977.00

The Calhoun County Land Bank Authority (Land Bank) is seeking permission to demolish the house located at 51 Seedorf Street using NSP2 funds. The house was built in 1930, and has been vacant since 2008. It is located in the Old Advent Town section of the Local Historic District, at the northwest corner of Seedorf and Hanover Streets and is adjacent to the Claude Evans Park. The County Treasurer assumed ownership of the property this year through the tax foreclosure process and gave Land Bank staff permission to demolish this structure under the NSP2 guidelines.

This property has a long history of code violations dating back to 2000. Citations for exterior violations first occurred in 2001 and were followed by numerous weed and junk citations. City staff first classified this building as Vacant and Abandoned in 2008, then as a Dangerous Building in 2010 and as an unsecured building in 2011. The Treasurer had the building secured after she took over ownership.

Land Bank staff asked the City of Battle Creek's Neighborhood Stabilization Program 2 (NSP2) Construction Coordinator, Kim Tuck, to conduct an evaluation of the property and to prepare a repair estimate. Mr. Tuck found that much of the structure would need replaced, and that the roof has leaked and is partially collapsed. In addition, the basement foundation has failed in several places and soil has been washed in by erosion. The structure's plumbing, electric wires, duct work, and the furnace and water heater were vandalized or removed, meaning that all of these would need replaced. Based on his assessment, the repair estimate of this structure is \$118,829.00. This estimate far exceeds the structure's State Equalized Value (SEV) of \$11,207.00 (the property's true cash value is \$22,414.00).

The **Demolition and Moving of Buildings** section of the city code states in 1454.04(e) that, *"If the estimated cost of repair exceeds the State equalized value of the building or structure to be repaired, a rebuttable presumption that the building or structure requires immediate demolition exists."* Based on this, Land Bank staff feels that the structure meets the test for demolition and that the cost of repair represents a financial hardship. Furthermore, staff feels that it would be nearly impossible to find a private investor to rehabilitate this property due to the high cost of repair. For these reasons, staff respectfully asks for approval of this request.

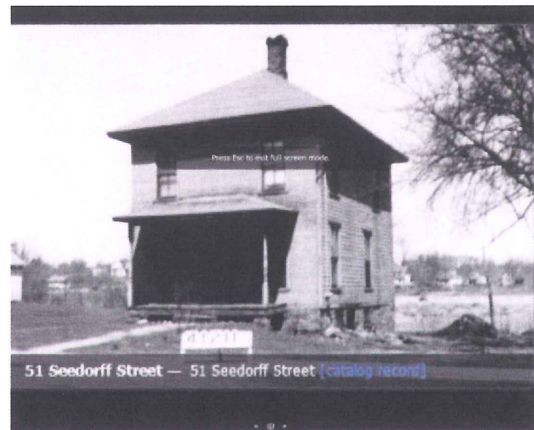
Attachments:

Elevation photos of each side of the structure
Historical photo of the subject property
NSP2 Demolition Estimate Form

Photos of surrounding properties
NSP2 Repair Estimate Form



Front Elevation



Historic Photo 1940



East Elevation



West Elevation



Rear Elevation



Across the street



At the northeast corner of Seedorf & Hanover



Across the street to the southwest



At the southeast corner of Seedorf and Hanover



Adjacent to the west

NSP2 Repair Estimate Form

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Property Address:

51 SEEDORF STREET

PREDEVELOPMENT	Quantity	Unit Price	Total Cost
Asbestos & Lead Based Paint Testing	0.5	\$2,000.00	\$1,000.00
Permits and Inspections	1	\$2,200.00	\$2,200.00
Survey and Civil Engineering	0	\$500.00	\$0.00
Energy Audit and Energy Efficiency Specifications	0	\$400.00	\$0.00

SITE PREPARATION	Quantity	Unit Price	Total Cost
Demolition of Garage	0	\$2,500.00	\$0.00
Infrastructure Improvements			\$0.00
Lead & Asbestos Abatement	6	\$2,000.00	\$12,000.00
Dumpster Fees	8	\$500.00	\$4,000.00
Landscaping			\$0.00
Plantings	0	\$500.00	\$0.00
Fencing	0	\$2,000.00	\$0.00

CONSTRUCTION	Quantity	Unit Price	Total Cost
Demolition			\$9,340.40
Demo (general)	0	\$2,500.00	\$0.00
Demo Plaster and Lath per sq ft	5136	\$0.90	\$4,622.40
Demo Carpet per sq ft	400	\$0.10	\$40.00
Demo resilient flooring per sq ft	100	\$0.58	\$58.00
Demo trim and reinstall ln ft	0	\$3.50	\$0.00
Demo Concrete wall cu ft	120	\$38.50	\$4,620.00
Excavation	0	\$2,500.00	\$0.00
Concrete			\$9,305.00
Concrete floor flatwork 4"	200	\$3.75	\$750.00
Basement wall repair/replacement	45	\$175.00	\$7,875.00
Basement floor drain system ln ft	0	\$55.00	\$0.00
Basement bulkhead installation	0	\$1,900.00	\$0.00
Reinforce block wall steel beam 4'oc	0	\$575.00	\$0.00
Steps on grade per ln ft nose	0	\$29.00	\$0.00
Steps above grade per ln ft nose	16	\$42.50	\$680.00
Masonry and chimney removal	1	\$500.00	\$500.00
Roofing sq ft w/ tear off	14	\$400.00	\$5,600.00
Siding	17	\$300.00	\$5,100.00
Rough Carpentry			\$2,210.00
Walls in ln ft	14	\$15.00	\$210.00
Rebuild the basement and 2nd floor stairsets	2	\$1,000.00	\$2,000.00
HVAC	7	\$1,500.00	\$10,500.00

NSP2 Repair Estimate Form

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Property Address:

51 SEEDORF STREET

CONSTRUCTION (continued)		Quantity	Unit Price	Total Cost
Electrical		5	\$1,500.00	\$7,500.00
Finish Carpentry				\$8,151.00
	Casing	750	\$3.30	\$2,475.00
	Base	450	\$3.28	\$1,476.00
	Quarter round	0	\$2.67	\$0.00
	Interior Doors and Closets	8	\$251.00	\$2,008.00
	Raised panel pine 3' bifold	0	\$275.00	\$0.00
	Raised panel pine 4'	0	\$420.00	\$0.00
	Raised panel pine 5'	0	\$495.00	\$0.00
	Raised panel pine 6'	0	\$540.00	\$0.00
	6 panel Pine passage 2'6"	0	\$251.00	\$0.00
	Closet shelf and rod Ln ft pre-finished	16	\$12.00	\$192.00
	rebuild stair sets ea set	2	\$1,000.00	\$2,000.00
				\$0.00
				\$0.00
				\$0.00
Windows				\$10,500.00
	Vinyl Windows avg.	21	\$500.00	\$10,500.00
				\$0.00
				\$0.00
				\$0.00
Drywall				\$7,050.00
	Drywall walls sq ft	4200	\$1.25	\$5,250.00
	Drywall ceilings sq ft	1200	\$1.50	\$1,800.00
				\$0.00
Interior Painting				\$3,676.80
	2 coats walls & ceiling per sq ft	3840	\$0.76	\$2,918.40
	2 coats trim ln ft	960	\$0.79	\$758.40
Flooring				\$3,175.00
	Carpet per sq ft	740	\$3.25	\$2,405.00
	Refinish flooring	0	\$4.42	\$0.00
	Yellow pine flooring install	0	\$4.75	\$0.00
	Vinyl sheet flooring per sq ft	220	\$3.50	\$770.00
Insulation				\$5,220.80
	Fiberglass wall insulation R13 sq ft	0	\$0.74	\$0.00
	InSoFast wall system	0	\$1.90	\$0.00
	Cellulose wall insulation	1600	\$2.75	\$4,400.00
	Foam attic insulation	0	\$4.70	\$0.00
	Basement/wall insulation foam with paint	0	\$4.00	\$0.00
	Attic cellulose insulation	480	\$1.71	\$820.80
	Basement wall blanket insulation	0	\$2.50	\$0.00

NSP2 Repair Estimate Form

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Property Address:

51 SEEDORF STREET

CONSTRUCTION <i>(continued)</i>		Quantity	Unit Price	Total Cost
Appliances		0	\$3,200.00	\$0.00
Cabinets & Counter tops per ln ft economy		12	\$250.00	\$3,000.00
Hardware and Accessories		25	\$35.00	\$875.00
Window Treatments		0	\$50.00	\$0.00
Exterior Door		2	\$550.00	\$1,100.00
Storm Door		0	\$145.00	\$0.00
Deck				\$0.00
	Deck Construction	0	\$500.00	\$0.00
	Deck Stair	0	\$53.00	\$0.00
	Deck Railing	0	\$25.00	\$0.00
				\$0.00
Fencing		0	\$1,000.00	\$0.00
Plumbing				\$6,825.00
	Toilet	1	\$1,755.00	\$1,755.00
	Sink vanity top/bowl	1	\$1,100.00	\$1,100.00
	Sink pedistal	0	\$1,973.00	\$0.00
	Sink Kitchen	1	\$1,855.00	\$1,855.00
	Shower stall 3x3	0	\$2,145.00	\$0.00
	Tub and enclosure	1	\$2,115.00	\$2,115.00
				\$0.00
				\$0.00
				\$0.00
Garage				\$0.00
	1 Car Garage	0	\$7,200.00	\$0.00
	1.5 Car Garage	0	\$11,500.00	\$0.00
	2 Car Garage	0	\$14,500.00	\$0.00

Total Construction Costs:

\$99,629.00

Total Construction Costs without Garage:

Total Rehab Costs:

\$118,829.00

Total Rehab Costs with 8% Contingency:

\$128,335.32

NSP2 Demolition Estimate Form

Page 1

Property Address: **51 Seedorf Street**

Demolition of Structure	Quantity	Unit Price	Total Cost
Asbestos Assessment	1	\$475.00	\$475.00
City Water Capping	1	\$375.00	\$375.00
Asbestos Abatement	1	\$2,200.00	\$2,200.00
Demolition of Structure	1	\$4,927.00	\$4,927.00
Total Cost of Demolition			\$7,977.00